



smarthomes

Mockley Wood Road

Knowle, Solihull, B93 9NF

- A Two Double Bedroom First Floor Maisonette
- Lounge Diner, Kitchen & Shower Room
- Rear Garden
- Garage In Separate Block

£225,000

EPC Rating 74

Current Council Tax Band B





Property Description

The property is set back from the road behind a lawned fore garden with paved pathway to side extending to canopy porch with UPVC obscure double glazed door leading through to



Entrance Hall

With stairs leading to the first floor hallway



Hallway

With radiator, obscure double glazed window to side, two ceiling light points and doors leading off to



Lounge Diner to Front

14' 1" x 10' 9" (4.3m x 3.3m) With double glazed window to front elevation, radiator and ceiling light point



Kitchen to Rear

10' 2" x 7' 10" (3.1m x 2.4m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted Worcester Bosch boiler, ceiling light point and double glazed window to rear



Bedroom One to Rear

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point and useful storage cupboard

Bedroom Two to Front

10' 9" x 5' 10" (3.3m x 1.8m) With double glazed window to front elevation, radiator, ceiling light point and useful over-stairs storage area

Shower Room

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, loft hatch with drop down ladders to partly boarded loft space, obscure double glazed window to side, radiator and spot lights to ceiling



Rear Garden

Being mainly laid to lawn with paved pathway, mature shrubs and panelled fencing to boundaries

Garage

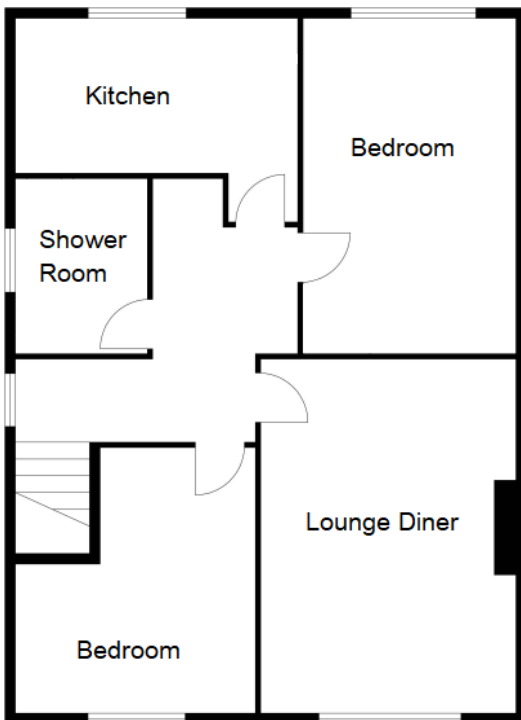
Located in a separate block with up and over garage door



Tenure

We are advised by the vendor that the property is leasehold with approx. 127 years remaining on the lease and no service charge or ground rent payable, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Current council tax band – B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.